

**CITY OF LEESBURG PLANNING & ZONING DIVISION
DEPARTMENTAL REVIEW SUMMARY**

DATE: March 19, 2014
OWNER: CB Arlington Ridge Landco, LLC
PETITIONER: CB Arlington Ridge Landco, LLC
PROJECT: Arlington Ridge PUD
REQUEST: Planned Developments Zoning
CASE NO.: RZ-14-2

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 03/19/14

FIRE

No comments received as of 03/19/14

ELECTRIC

“Electric has no objections, not in our service territory.” – Steve Davis – 03/07/14

WATER DISTRIBUTION

No comments received as of 03/19/14

WATER BACKFLOW

“No objection per water distribution due to existing and proposed water mains and services will be required to be installed within the ROW of existing and proposed streets or roadways. If any existing easements over current water mains exist, it should not be altered due to pre-existing agreements and placements.” – Gary Hunnewell – 03/07/14

STORMWATER

No comments received as of 03/19/14

WASTEWATER

No comments received as of 03/19/14

GAS

No comments received as of 03/19/14

GIS

No comments received as of 03/19/14

BUILDING

No comments received as of 03/19/14

ENGINEERING/PUBLIC WORKS/SURVEY

No comments received as of 03/19/14

ADDRESSING

No comments received as of 03/19/14

ECONOMIC DEVELOPMENT

No comments received as of 03/19/14

PUBLIC RESPONSES

Approval

Joyce T. Van Dorp – 26748 White Plains Way, Leesburg, FL 34748 – (352) 324-2315 – jvan398311@aol.com

Reynolds Holimar – 24200 US Highway 27, Leesburg, FL 34748 – (352) 350-0989 – reynoldsholiman@ymail.com

James R. Earl – 4519 Antietam Creek Trail, Leesburg, FL 34748 – (352) 702-0119 – jejeoil@yahoo.com

Eric Downton – 4518 Antietam Creek Trail, Leesburg, FL 34748 – (352) 702-0852 – barbndownton@hotmail.com

Donald L. Purrier – 3519 Arlington Ridge Blvd, Leesburg, FL 34748 – (352) 787-2886 – suzannepurrier@hotmail.com

Robert A. Fischer – 4007 Richmond Crossing, Leesburg, FL 34748 – (352) 267-8883 – fischer1015@aol.com

Larry F. Mundy – 1325 Branchlands Drive, Unit H, Charlottesville, VA 22901 – (434) 975-0232 – lfm7486@gmail.com

Randall Ruehling – 2661 Manassas Dr, Leesburg, FL 34748 – (352) 408-0881 – ffeuhling@yahoo.com

John Hitzemann – 1135 Wildwood Ct, Blaine, MN 55449 – (763) 783-0474

Judy A. Stewart – 26749 White Plains Way, Leesburg, FL 34748 – (352) 326-3598 – mimidogie@centrulylink.net

Disapproval

Thomas A. Katsams – 4526 Antietam Creek Trail, Leesburg, FL 34748 – (863) 633-9354 – tkatsams@embargoemail.com

Wesley J. and Nancy Alloway – 4707 Independence Trail, Leesburg, FL 34748 – (352) 359-7013 – sugarland17521@aol.com

Gerald F. and Linda J. Campbell – 26856 White Plains Way, Leesburg, FL 34748 – (352) 728-3289

“Not enough info and not enough notice.”

Frances A. DeSear – 4534 Antietam Creek Trail, Leesburg, FL 34748 – (352) 314-2371 – fran.desear@bankofamerica.com or fdesear@hotmail.com

“Larger homes further set back will impact/obstruct golf course views.”

William T. and Eileen Heughins – 27247 White Plains Way, Leesburg, FL 34748 – (352) 573-5059 – heughinse@sbcglobal.net

“Many questions.”

Stephen R. Smith – 26713 Augusta Springs Circle, Leesburg, FL 34748 – (352) 326-9622 – smithsteve985@gmail.com

“This proposed change will detrimentally affect views and privacy of existing homes. I suggest this change be granted only on streets with no existing homes.”

Claver K. Southwood-Smith – 1292 Sunningdale Lane, Ormond Beach, FL 32174 – (386) 671-1890

Kenneth Hanson – 3506 Arlington Ridge Blvd, Leesburg, FL 34748 – (317) 513-4457 – Habfan20@sbcglobal.net

“This is not what I agreed to purchase & paid for. This change should not be allowed or considered on existing owned homes.”

Terry L. Widener – 26927 Camerons Run, Leesburg, FL 34748 – (352) 307-0889

James Pontarelli – 4527 Antietam Creek Trail, Leesburg, FL 34748 – (401) 286-9770 – jamespontarelli@yahoo.com

Debra Cymek – 4522 Antietam Creek Trail, Leesburg, FL 34748 – (410) 598-2788 – debracymek@yahoo.com

“Correct PUD document to read “New” building only, not existing.”

Jon S. Bradford – 26929 Augusta Springs Circle, Leesburg, FL 34748 – (352) 787-2391 – jon_448@msn.com

“Should not include lots that are adjacent to existing home sites.”

Richard and Linda Turcot – 26555 Manassas Drive, Leesburg, FL 34748 – (352) 408-3302 – tuncotrl@gmail.com

Jack Purvis – 4523 Antietam Creek Trail, Leesburg, FL 34748 – (352) 453-0256

Robert Edmunds – 27023 Roanoke, Leesburg, FL 34748 – (352) 323-1708 – rjedmunds@yahoo.com

“I would like to know the reason for changing the rear setback requirement from 18 feet to 10 feet. My property backs up to the golf course and see NO reason to make this change. My vote is NO!”

Howard and Bonnie Collins – 27027 ?? Run, Leesburg, FL 34748 – (352) 787-3870 – gdad325@embarquemail.com

Jack M. Reiner Jr. – 26744 and 26950 C.R. 33, Leesburg, FL 34748 – rpeat1982@aol.com

“Too close to Industrial development. Why put the setbacks shorter to heavy industrial area, it just causes problems. A longer green zone should be required adjoining industrial property.”

Steven Macomber – 26725 Augusta Springs Circle, Leesburg, FL 34748 – (352) 787-1191 – macomber.steve@gmail.com

“We purchased a ‘premium’ golf course lot with a view of the fairway. A new house on the empty lot next to ours, set 10’ off the line would greatly diminish our view, and reduce our value.”

James & June Hagerty – 2662 Augusta Springs Circle, Leesburg, FL 34748 – (352) 504-3281 – jfth525@aol.com

Barbara Knauff – 26701 Augusta Springs Circle, Leesburg, FL 34748 – (352) 365-6393 – barbknauff@usa2net.net

“Against RZ-14-2”

Tom Kowall – 26724 Augusta Springs Circle, Leesburg, FL 34748 – (352) 787-9336 – 2doglovers@live.com

“Current residents on golf course lots could have less view of golf course by new homes.”

Pat Boussie – 27243 White Plains Way, Leesburg, FL 34748 – (352) 944-9709 – patboussie@gmail.com

This is in regards to Arlington Ridge PUD. Questions.

1. How am I supposed to vote or answer before Friday, March 14, 2014 when you tell me the report will not be available until March 17th?
2. Why and for what need do they have for this land? To do what with it? Fences, parking lot, storage buildings, homes, paths, golf course, - no clue.
3. We have 18 feet and they want 8 feet, include the needed 30” for egress that is now more than half yard taken from my rights.
4. Will Lake County lower my home taxes for land taken?
5. Will the maintenance fees be lower?
6. How could I possibly know if I want to cross examine when there is no information?

I will return the form marked yes to talk and cross examine but I feel like it is trying to blindside the senior residents of Arlington Ridge.

Dominic Setaro – 4702 Independence Trail – (352) 638-5353 – domsetaro@gmail.com

“I have reviewed the proposed PUD change and I am in opposition to this change. The current owner’s state that this proposed change only affects property they own and this change will not have an impact on current property owners in my view is not a correct statement. This change will have an impact on various parcels that fall within the 200 feet criteria. Many if not all of these residents built and paid a premium for their lots because of the views of various nature preserve areas and the golf course and based on the proposed change they will lost that view. I would suggest that the Planning and Zoning Division do an on-site inspection and interview property owners who are within the 200 feet. In addition I question how the applicant can make this request when they may not be the majority property owner. There have been numerous tax certificate sales that have been redeemed by other parties and are no longer owned by CB Arlington Ridge Landco, LLC.”

“CD Arlington Ridge Lanco, LLC is the declarant for the Arlington Ridge Community Association (ARCA) a Home Owners Association. Prior to filing for a rezoning the Declarant should have passed a resolution at a properly noticed Board of Directors meeting of the association. No such meeting has been held. The Petition to amend the existing PUD zoning asks for a zoning change to approximately 500 acres. That would include all platted lots within the PUD. Yet in an e-mail from the President of ARCA, Robbie Salzman states that it would only affect lots owned by CD Arlington Ridge Landco, LLC. As a member of the association why will I not benefit from the rezoning? A change in zoning to the PUD will have a huge adverse effect for residents who paid substantial premiums for a lot with a view of the gold course and who have a vacant lot next to them. This change will greatly affect that view. I believe the property action by CD Arlington Ridge Landco, LLC would be to apply for variance on each individual lot they own so that each resident would have the ability to address any issues affecting their lot. I encourage the City of Leesburg Planning & Zoning Division to deny this Petition until further review can be performed to insure that Community will maintain its integrity.”